

ORDINANCE NO. 351

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR MILESBERG BOROUGH, PENNSYLVANIA TO PERMIT MANUFACTURED HOMES AND MOBILE HOMES OF SINGLE-WIDTH AND DOUBLE-WIDTH IN MANUFACTURED HOME PARKS

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes and empowers the Borough to adopt and amend Zoning Ordinances; and

WHEREAS, the Borough Council has adopted as Ordinance No. 344, a Zoning Ordinance as appropriate and necessary to promote, protect and facilitate the public health, safety, morals, and the general welfare of the citizens of the Borough; and

WHEREAS, the Borough Council has adopted as Ordinance No. 350 regulations governing mobile home parks and manufactured home parks located within the Borough of Milesburg; and

WHEREAS, the Borough Council desires to amend Section 202 and Section 1106(a) of the Zoning Ordinance; to permit mobile homes of single-width and double-width in mobile home parks, and to permit manufactured homes of single-width and double-width in manufactured home parks; and

WHEREAS, a public hearing has been conducted on the adoption of proposed amendments to Section 202 and Section 1106(a) of the Zoning Ordinance in compliance with the Municipalities Planning Code and all appropriate notices and posting have been effectuated.

NOW THEREFORE, it is hereby ORDAINED, that

1. Section 503(e) of the Zoning Ordinance is hereby amended to provide as follows:

503 Conditional Uses

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- e. Manufactured Home Park

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2. Section 1106(a) of the Zoning Ordinance is hereby amended to provide as follows:

1106 Manufactured Home Park

- a. A manufactured home park shall include only manufactured homes and mobile homes of single-width and/or double-width and shall not include travel trailers or motor homes.
- b. Yard and Area Regulations – The following yard setback and lot area regulations shall apply to all manufactured home parks developed pursuant to this Section.
 1. Setback from Tract Boundary – No manufactured homes, mobile homes, auxiliary park buildings and other park structures may be located closer than forty feet (40') to any boundary of a manufactured home park, regardless of whether that boundary abuts a lot, water body, road or other right-of-way.

3. Section 202 Definition of Terms of the Zoning Ordinance is hereby amended to add the following definitions:

Manufactured Home: A structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30 m2) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to January 15, 1976, a label certifying compliance to the Standard for Mobil Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

Manufactured Home Park: A parcel or contiguous parcels of land under single or joint ownership which has been planned and approved for the placement of manufactured homes,

consisting of two or more manufactured home lots, and subject to the provisions of Milesburg Borough Ordinance No. 350, adopted on November, 9th, 2015, as amended from time-to-time.

Mobile Home Park: Any plot of ground upon which two or more mobile homes or manufactured homes occupied for dwelling or sleeping purposes are located, and which was in existence at the time of adoption of the Milesburg Borough Mobile Home Park And Manufactured Home Park Ordinance (Ordinance No. 350, adopted November, 9th, 2015), as amended from time-to-time.

4. Section 202 Definition of Terms of the Zoning Ordinance is hereby amended to delete the following definitions:

Mobile Home: A mobile home as defined in the Pennsylvania Vehicle Code, 75 Pa.C.S.A. §102 as a trailer designed and used exclusively for living quarters or commercial purposes which exceeds the maximum size limitations prescribed by Pennsylvania law for operation on a highway and is only incidentally operated on a highway. The term does not include motor homes or travel trailers.

Motor Home: A vehicle, motorized or unmotorized, so constructed as to permit its being used as a conveyance upon public streets or highways, whether titled as such or not, and constructed in such a manner as to permit either temporary or permanent occupancy as a dwelling or sleeping place for one or more persons.

Travel Trailer: A portable vehicular structure designed to be towed by a motor vehicle, built on a chassis and designated for travel, recreation, and temporary occupancy.

ENACTED AND ORDAINED THIS 9th DAY OF November, 2015

MILESBURG BOROUGH

Paul J. Bartley
Paul J. Bartley, President

ATTEST:

Paula J. Hall
Paula J. Hall, Manager/Sec.-Treas.

Ethel L. Kellerman
Ethel L. Kellerman, Mayor